



**DWELLING UNITS  
AND ESTIMATED POPULATION**  
**February 1993**

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## **PURPOSE AND METHODOLOGY**

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg as of February 1993.

The number of dwelling units was gathered from a combination of sources: county tax records, approved site plans and record plats on file in the City Planning Department, county tax maps, aerials and phone verification, as well as field inspections conducted by the Planning staff. The Code Enforcement Department supplied information on building completion progress, and the Rental Housing Division confirmed the address and number of rental dwelling units.

Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. A multiplier of 3.15 people was used for single-family residences; 2.89 people for townhouses; 2.17 people per apartment unit; and 1 person per elderly dwelling unit and Kentlands urban cottages. These factors were computed using the 1990 Census results for the City of Gaithersburg and differ from the multipliers used countywide.

The statistics in this report are arranged by City planning neighborhood. The City was initially divided into six areas, or neighborhoods, as part of an open space study conducted by the City Department of Parks and Recreation in 1976-1978. Since then, this division of neighborhoods has served as a basis for orderly review in every aspect of City government, including land use and zoning actions.

This population/housing report is used by a great variety of committees, organizations and individuals for an ever-increasing number of purposes ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the Planning Department.

## CHART DEFINITIONS AND ABBREVIATIONS

**CENSUS BLOCK:** smallest area for which decennial census data are tabulated; bounded on all sides by visible features (roads, streams, railroad tracks) or non-visible boundaries (city limits).

**CENSUS TRACT:** a small, relatively permanent division of metropolitan areas delineated for purpose of presenting census data; are relatively homogeneous with respect to population characteristics and contain between 2500 to 8000 inhabitants; have visible and stable boundaries.

**CONDOMINIUM (C):** townhouses or apartments in which the units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. The purchaser has title to his interior space and undivided interest in the common space elements. Property is identified in a master deed and recorded on a plat with the local jurisdiction.

**CURRENT DWELLING UNIT (CUR DU):** a dwelling unit available for occupancy as of the date of this report.

**CURRENT POPULATION (CURRENT POP):** estimated population based on formula: 3.15 people per single family residence, 2.89 people per townhouse, 2.17 people per apartment and 1 person per unit for the elderly.

**FUTURE DWELLING UNIT (FUT DU):** a dwelling unit approved for construction or under construction as of the date of this report.

**HOMEOWNERS' ASSOCIATION (H):** a community association, other than condominium association, which is organized in a development in which individual owners share common interest in open space or facilities. Usually holds title to certain common property, manages and maintains common property and enforces certain covenants and restrictions. (Condominium Associations do not have title to the common property).

**NEIGHBORHOOD:** one of Gaithersburg's geographical areas first determined in the Open Space Master Plan by the Department of Parks and Recreation; the division serves as an efficient vehicle for updating the City Master Plan and other projects.

**OTHER USES:** houses and apartments used for purposes other than dwelling units, such as offices, beauty and barber shops, etc.

**PROJECTED FUTURE POPULATION (PROJECTED FUT POP):** total estimated population upon completion of all approved residential construction projects.

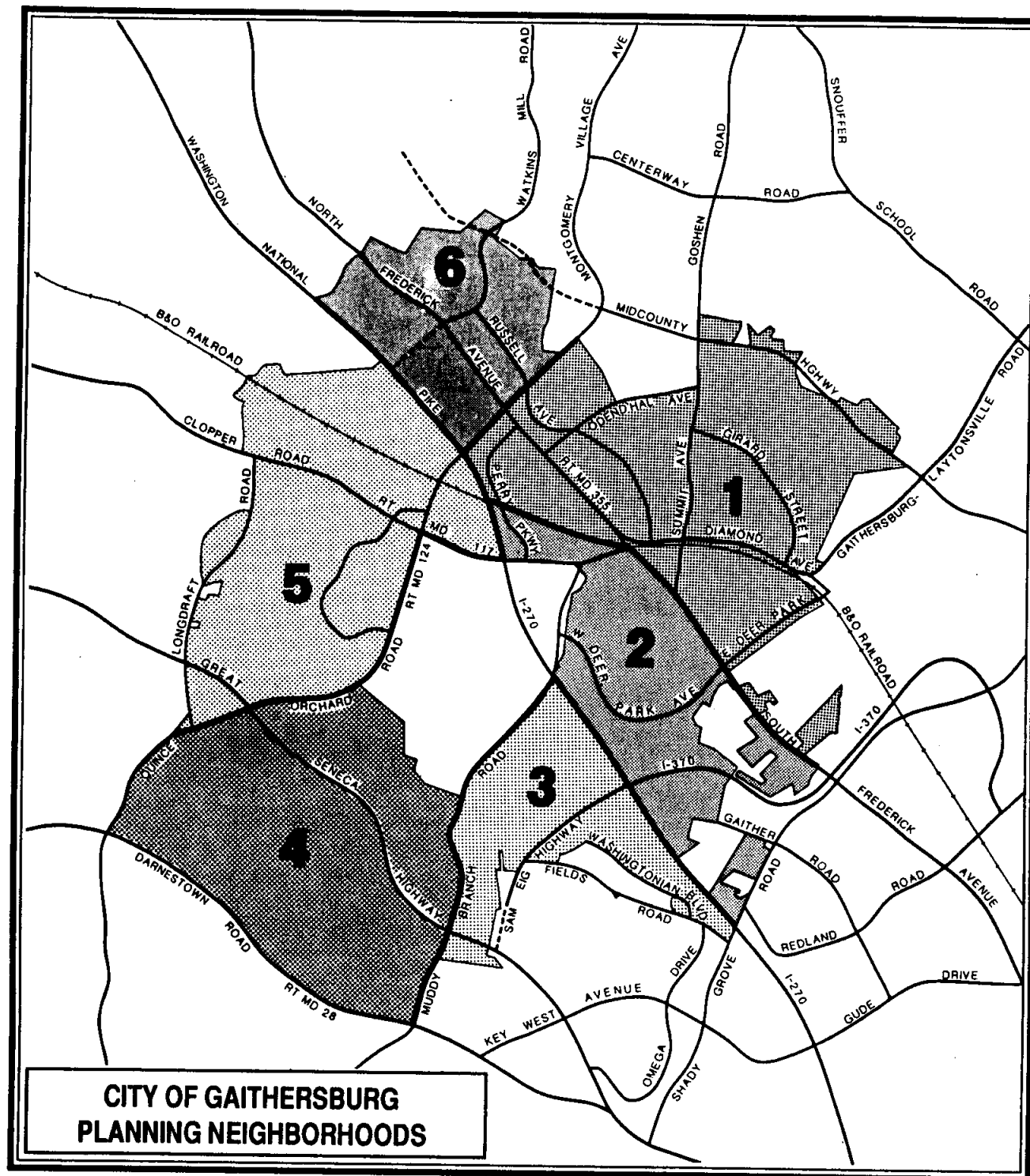
**PROJECTED GROWTH:** estimated population to be added when units approved for construction or under construction are completed and available for occupancy.

**TAX MAP:** maps created by the State Department of Assessment and Taxation-streams and roads controlled by planimetric maps compiled by M-NCPPC and U.S.G.S.; coordinates based on W.S.S.C. system; property lines compiled from deed descriptions and record plats.

**TO BE COMPLETED (TO BE COMPL):** dwelling units approved to be constructed, but not yet built.

**UNITS COMPLETED (UNITS COMPL):** completed dwelling units ready for occupancy.

**UNIT TOTAL:** combination of completed and to be completed dwelling units.



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R - RENTAL  
H - HOMEOWNERS' ASSOCIATION  
C - CONDOMINIUMS

NEIGHBORHOOD 1, OLDE TOWNE		TAX C MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	CENSUS TRACT	CENSUS BLOCK
<b>SINGLE FAMILY</b>											
DEER PARK/LYN PARK/BEANE		FT 561	401	399		2	1,257	6		7007.04	101 102 103 104 105 106 107 108 109 110 111 203 210 301 302 303
WELLS-ROBERTSON HOUSE											
EAST DIAMOND		FT 562	21	15	6	0	47	0		7007.08	906 908
GATEWAY COMMONS		FS 563	52	0		52	0	164		7007.04	205
REALTY PARK		FT 342	57	56	1	0	176	0		7007.07	108 928 107
RUSSELL & BROOKES ADDITION		FT 562	63	49	14	0	154	0		7007.07	101 104 105 106 914 913 924
SAYBROOKE VILLAGE		GT 122	416	416		0	1,311	0		7007.08	901A
SAYBROOKE II		FT 562	143	143		0	450	0		7007.08	901A
SAYBROOKE IV		GT 122	19	18		1	57	0		7007.08	901A
WALKER'S ADDITION		FT 562	28	28		0	88	0		7007.07	107 106
WHETSTONE RUN		FT 562	86	86		0	271	0		7007.08	901 902 909
SCATTERED*			7	7		0	22	0		7007.05	113 & 7007.04 303
SUBTOTAL			1,293	1,217	21	55	3,834	173	4,007		
<b>TOWNHOUSES</b>											
ASBURY VILLAS (DUPLEXES)		FT 342	97	0		97	0	281		7007.07	928
AUDUBON SQUARE (FALLBROOK)	H	FT 562	234	234		0	677	0		7007.08	906
CAROLANN COURTS CONDO	C	FT 562	24	24		0	69	0		7007.08	906
GATEWAY COMMONS		FS 563	83	4		79	12	229		7007.04	205
LEE AVENUE DUPLEXES		FT 562	4	4		0	12	0		7007.07	913
NEWPORT ESTATES SECTION I	C	FT 562	54	54		0	156	0		7007.08	901A
NEWPORT ESTATES SECTION II	C	FT 562	103	103		0	298	0		7007.08	901A
NEWPORT ESTATES SECTION III	C	FT 562	134	134		0	388	0		7007.08	910
SUBTOTAL			733	557	0	176	1,612	510	2122		
<b>APARTMENTS</b>											
ASBURY		FT 562	773	773		0	773	0		7007.07	924B
BROOK MANOR	R	FT 562	11	11		0	24	0		7007.07	101
CHESLINE	R	FT 341	22	22		0	48	0		7007.07	126

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\* SCATTERED INCLUDES ST. MARTIN'S PARISH, 20 S. SUMMIT, AND 525, 529, 601, 607, 611 S. FREDERICK AVE.

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NEIGHBORHOOD 1, OLDE TOWNE		H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	CENSUS TRACT	CENSUS BLOCK
CRESTWOOD TERRACE	R	FT 562		108	108		0	234	0		7007.08	906
DALAMAR	R	FT 342		120	120		0	260	0		7007.07	117
DEER PARK APARTMENTS	R	FT 562		22	22		0	48	0		7007.08	906
DEER PARK GARDENS	R	FT 561		40	38	2	0	82	0		7007.04	303
DIAMOND COURTS	R	FT 562		26	26		0	56	0		7007.08	906
DIAMOND OAK CONDOS	C	FT 562		36	36		0	78	0		7007.07	105
FOREST OAK/NAGEL	R	FT 562		11	11		0	24	0		7007.07	101
FOREST OAK TOWERS (ELDERLY)	R	FT 342		175	175		0	175	0		7007.07	929
FREESTATE	R	FT 342		16	16		0	35	0		7007.07	11
GAITHER HOUSE	R	FT 561		95	95		0	206	0		7007.04	303
HUNT	R	FT 561		5	5		0	11	0		7007.04	303
KING	R	FT 562		9	9		0	19	0		7007.07	102
LAKESIDE	R	FT 561		45	45		0	97	0		7007.04	303
LAR-KEN	R	FT 562		44	44		0	95	0		7007.08	906
LYN-BROOK/NAGEL	R	FT 562		8	8		0	17	0		7007.07	101
MONTGOMERY HOUSE	R	FT 561		50	50		0	108	0		7007.04	303
OLDE TOWNE (LEE STREET)	R	FT 561		126	126		0	273	0		7007.07	101 107 913
SAYBROOKE III (THE CHASE)	C	GT 122		252	252		0	546	0		7007.08	901A
SCHNEIDER/HOUSER	R	FT 342		33	31	2	0	67	0		7007.07	929
SEIDL	R	FT 562		11	11		0	24	0		7007.07	101
SPRING RIDGE (LAKEFOREST PL.)	R	FT 561		204	204		0	442	0		7007.08	904 906
STREAMSIDE EAST (FOREST WALK)	R	FT 562		237	237	0	0	513	0		7007.08	906
STREAMSIDE EAST (GOSHEN VIEW)	R	FT 562		182	179	3	0	388	0		7007.08	905 906
SUMMIT CREST	R	FT 562		232	231	1	0	500	0		7007.08	907 906
TY GWYN (CROWN)	R	FT 562		25	25		0	54	0		7007.08	906
VILLA RIDGE (VICTORY FARM)	C	FT 562		417	417		0	903	0		7007.08	906
WAYNE GARDENS	R	FT 561		23	23		0	50	0		7007.04	303
WELLS/KEATING (MILLS/NASH)	R	FT 561		18	8	10	0	17	0		7007.07	105
WHETSTONE	R	FT 342		102	102		0	221	0		7007.07	928
WHETSTONE TOWERS RUS/ODEND'	C	FT 342		94	0		94	0	204		7007.07	928
WOODLAWN PARK	R	FT 342		44	44	0	0	95	0		7007.07	928
YOUNG (KING II)	R	FT 562		6	6		0	13	0		7007.07	102
SUBTOTAL				3,582	3,470	18	94	6,458	204	6,662		
<b>OTHER</b>												
ASBURY NURSING HOME		FT 562		1	1		0	285	0		7007.07	924B
SUBTOTAL				1	1	0	0	285	0	285		
<b>NEIGHBORHOOD 1 TOTAL</b>				<b>5,609</b>	<b>5,245</b>	<b>39</b>	<b>325</b>	<b>12,189</b>	<b>887</b>	<b>13,076</b>		

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NEIGHBORHOOD2, BRIGHTON			H	TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	CENSUS	CENSUS
			C	MAP	TOTAL	COMPL	USES	COMPL	POP	GROWTH	FUT POP	TRACT	BLOCK
SINGLE FAMILY													
BRIGHTON WOODS				FS 563	139	139		0	438			7007.05	201 302 303 304
BROWN'S ADDITION				FT 341	172	172		0	542			7007.05	103 104 105 106 201 cont. 304 305 307
KRA-BAR GARDENS				FS 563	28	28		0	88			7007.05	201 302
LONDONDERRY/WATER'S WAY				FT 341	18	18		0	57			7007.07	118 304 305 306 307
MEEM'S ADDITION				FT 341	49	49		0	154			7007.07	103 110 111 116
OBSERVATORY HEIGHTS				FT 341	60	58		2	183			7007.05	103 107 119 201
ROSEMONT				FS 563	51	51		0	161			7007.05	401A 402 406 407 cont. 408 410
SUNNYSIDE COURTS				FT 341	18	18		0	57			7007.05	304
SUMMIT HALL ESTATES				FT 341	32	32		0	101			7007.05	302 304
SUMMIT HALL-SUMMIT PARK				FT 561	16	16		0	50			7007.05	304 119 201
THOMAS ADDITION				FT 341	2	2		0	6			7007.05	201 304
SUBTOTAL					585	583	0	2	1,837	6	1,843		
TOWNHOUSES													
BRIGHTON EAST I CONDOS			C	FS 343	45	45		0	130			7007.05	312
BRIGHTON EAST II CONDOS			C	FS 343	69	69		0	200			7007.05	307 308
BRIGHTON EAST III CONDOS			C	FS 343	41	41		0	119			7007.05	307
CEDAR VILLAGE CONDOS			C	FS 563	45	45		0	130			7007.05	313
CASEY TOWNHOUSES (RENTALS)			R	FS 563	12	12		0	35			7007.05	301
DEER PARK PLACE			H	FS 343	145	145		0	420			7007.05	312
FOXWOOD			H	FT 341	112	112		0	324			7007.05	307
SPRINGHOLLOW			H	FT 341	11	11		0	32			7007.05	103
SUBTOTAL					480	480	0	0	1,389	0	1,389		
APARTMENTS													
DIAMOND HOUSE			R	FT 341	17	17		0	37			7007.05	103
EXECUTIVE GARDENS			R	FT 561	85	84	1	0	182			7007.05	103
FIRESIDE CONDOS			C	FS 343	258	258		0	559			7007.05	309 310 311 314 315
LILAC GARDENS CONDOS			C	FT 341	31	31		0	67			7007.05	103
ROSEDALE			R	FS 563	192	191	1	0	414			7007.05	407 410
SEIDL 49 W. DIAMOND AVE.			R	FT 341	35	35		0	76			7007.05	103
STRATFORD PLACE(ROSEANNE GAR)			R	FT 561	350	349	1	0	756			7007.05	201
SUMMIT HALL			R	FT 341	22	22		0	48			7007.05	103
WEST DEER PARK			R	FS 563	198	198		0	429			7007.05	202
SUBTOTAL					1,188	1,185	3	0	2,567	0	2,567		
NEIGHBORHOOD 2 TOTAL					2,253	2,248	3	2	5,793	6	5,799		

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NEIGHBORHOOD 3, MUDDY BRANCH		H	TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	CENSUS	CENSUS
		C	MAP	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP	TRACT	BLOCK
<b>SINGLE FAMILY</b>												
MISSION HILLS			FS 341	52	27		25	85	79		7008.01	913
WASH. VILLAGE (CRESTFIELD)			FS 342	90	90		0	284	0		7008.01	906A
SUBTOTAL				142	117	0	25	369	79	447		
<b>TOWNHOUSES</b>												
BRIGHTON WEST I CONDOS	C	FS 343		49	49		0	142			7008.01	901A
BRIGHTON WEST II CONDOS	C	FS 343		46	46		0	133			7008.01	901A
BRIGHTON WEST III CONDOS	C	FS 343		49	49		0	142			7008.01	901A
BRIGHTON WEST IV CONDOS	C	FS 343		52	52		0	150			7008.01	901A
BRIGHTON WEST V CONDOS	C	FS 343		59	59		0	171			7008.01	901A
GREENS OF WARTHER CONDOS	C	FS 342		159	159		0	460			7008.01	909A
PARK SUMMIT	H	FS 343		323	323		0	935			7008.01	901A
SHADY GROVE VILLAGE I PAR B	H	FS 342		177	177		0	512			7008.01	904 907 908
SHADY GROVE VILLAGE II PAR 2	C	FS 342		122	122		0	353			7008.01	904 906
SHADY GROVE VILLAGE II PAR 3	C	FS 342		108	108		0	313			7008.01	904
SHADY GROVE VILLAGE III (TAX I.D. SECTION 2)	H	FS 342		80	80		0	232			7008.01	906
TOWNS OF WARTHER	H	FS 342		123	123		0	356			7008.01	909A
WASHINGTONIAN TOWNS	H	FS 342		212	212		0	614			7008.01	909A 912
SUBTOTAL				1,559	1,559	0	0	4,512	0	4,512		
<b>APARTMENTS</b>												
BRIGHTON VILLAGE	R	FS 343		600	596	4	0	1,291			7008.01	902 903
GOVERNOR'S SQUARE	R	FS 343		238	238		0	516			7008.01	901A
PARK SUMMIT CONDOMINIUMS	C	FS 343		72	72		0	156			7008.01	901A
SUBURBAN PARK	R	FS 342		168	168		0	364			7008.01	906A
SUBTOTAL				1,078	1,074	4	0	2,327	0	2,327		
<b>NEIGHBORHOOD 3 TOTAL</b>				<b>2,779</b>	<b>2,750</b>	<b>4</b>	<b>25</b>	<b>7,207</b>	<b>79</b>	<b>7,286</b>		



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NEIGHBORHOOD4, KENTLANDS		H	TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	CENSUS	CENSUS
		C	MAP	TOTAL	COMPL	USES	COMPL	POP	GROWTH	FUT POP	TRACT	BLOCK
<b>SINGLE FAMILY</b>												
<b>KENTLANDS</b>												
GATEHOUSE			ES 562	157	104		53	328	167		7008.06	105
HILL DISTRICT I			ES 563	2	2		0	6	0		7008.06	105
HILL DISTRICT II			ES 563	40	5		35	16	110		7008.06	105
HILL DISTRICT II COTTAGE			ES 563	1	0		1	0	3		7008.06	105
HILL DISTRICT III			ES 562	51	5		46	16	145		7008.06	105
HILL DISTRICT III COTTAGE			ES 562	19	8		11	25	35		7008.06	105
HILL DISTRICT IV			ES 562	73	0		73	0	230		7008.06	105
LOWER LAKE DISTRICT			ES 563	34	5		29	16	91		7008.06	105
MIDDLE AND UPPER LAKE (SDP-4)			ES 563	63	0		63	0	198		7008.06	105
OLD FARM PHASE I			ES 562	14	7		7	22	22		7008.06	105
OLD FARM PHASE I COTTAGE			ES 563	3	1		2	3	6		7008.06	105
OLD FARM PHASE II			ES 562	6	6		0	19	0		7008.06	105
OLD FARM PHASE III			ES 562	10	4		6	13	19		7008.06	105
OLD FARM PHASE III COTTAGE			ES 562	4	2		2	6	6		7008.06	105
KENTLANDS SUBTOTAL				477	149	0	328	469	1,033			
WASHINGTONIAN WOODS			FT 121	370	368		2	1,159	6		7008.06	105
WESTLEIGH			FS 121	192	192		0	605	0		7008.06	105A 106 107 108
SUBTOTAL				1,039	709	0	330	2,234	1,040	3,273		
<b>TOWNHOUSES</b>												
AMBERFIELD		H	FS 342	394	394		0	1,140	0		7008.06	105
<b>KENTLANDS</b>												
GATEHOUSE		H	ES 562	56	5		51	14	148		7008.06	105
HILL DISTRICT I		H	ES 563	26	26		0	75	0		7008.06	105
HILL DISTRICT II		H	ES 563	18	0		18	0	52		7008.06	105
HILL DISTRICT I (SDP)*		H	ES 563	6	0		6	0	17		7008.06	105
HILL DISTRICT IV		H	ES 563	24	0		24	0	69		7008.06	105
OLD FARM PHASE II		H	ES 562	7	7		0	20	0		7008.06	105
OLD FARM PHASE III		H	ES 562	23	20		3	58	9		7008.06	105
MIDDLE AND UPPER LAKE (SDP-4)		H	ES 562	21	0		21	0	61		7008.06	105
MIDTOWN*		H	ES 563	228	0		228	0	660		7008.06	105
ROCKY GORGE (KENTLANDS RIDGE)		H	ES 563	51	0		51	0	148		7008.06	105
UPTOWN		H	FS 123	6	5		1	14	3		7008.06	105
KENTLANDS SUBTOTAL				466	63	0	403	182	1,167			
THE ORCHARDS		H	ES 562	166	166		0	480	0		7008.06	105A 111
SUBTOTAL				1,026	623	0	403	1,802	1,167	2,969		

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NEIGHBORHOOD4, KENTLANDS		H	TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	CENSUS	CENSUS
		C	MAP	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP	TRACT	BLOCK
<b>APARTMENTS</b>												
<b>KENTLANDS</b>												
BUZZUTO CONDOS (BEACON SQ)	C	ES 562		56	0		56	0	12		7008.06	105
GATEHOUSE COTTAGES		ES 562		12	0		12	0	26		7008.06	105
GATEHOUSE RETAIL		ES 562		3	0		3	0	6		7008.06	105
HILL DISTRICT I (KENDIRICK PL)	C	ES 563		84	83		1	180	2		7008.06	105
MID. AND UP. LAKE APTS. (SDP-4)		ES 563		24	0		24	0	52		7008.06	105
MIDTOWN*		ES 563		228	0		228	0	494		7008.06	105
ROKY GORGE (KENTLANDS RIDGE)	C	ES 563		60	0		60	0	130		7008.06	105
UPTOWN CONDOS	C	FS 123		90	90		0	195	0		7008.06	105
UPTOWN BUZZUTO APT. (BEACON SQ)R		FS 123		240	240		0	520	0		7008.06	105
KENTLANDS SUBTOTAL				797	413	0	384	895	832			
WASHINGTONIAN WOODS	R	FS 122		200	82		118	178	256		7008.06	105
SUBTOTAL				997	495	0	502	1,072	1,088	2,160		
<b>OTHER:</b>												
<b>KENTLANDS URBAN COTTAGES</b>												
SDP-1	H	ES 563		45	16		29	16	29			
SDP-2	H	ES 563		44	0		44	0	44		7008.06	105
SDP-4 (MIDDLE AND UPPER LAKE)		ES 563		31	0		31	0	31		7008.06	105
FUTURE SDP (MIDTOWN)		ES 563		51	0		51	0	51		7008.06	105
SUBTOTAL				171	16	0	155	16	155	171		
<b>NEIGHBORHOOD 4 TOTAL</b>				<b>3,233</b>	<b>1,843</b>	<b>0</b>	<b>1,390</b>	<b>5,124</b>	<b>3,449</b>	<b>8,573</b>		

\* KENTLANDS UNIT TYPE TOTALS SUBJECT TO FUTURE SCHEMATIC DEVELOPMENT PLAN APPROVALS.

**NOTE:**

"COTTAGES" ARE SINGLE FAMILY DETACHED DWELLINGS.

"URBAN COTTAGE" IS AN ACCESSORY APARTMENT ABOVE A GARAGE.

MIDTOWN FORECASTS CONSIST OF: 45% TOWNHOMES, 45% APARTMENTS AND 10% URBAN COTTAGES.

**CITY OF GAITHERSBURG  
FEBRUARY 1993  
DWELLING AND ESTIMATED POPULATION**

R - RENTAL  
H - HOMEOWNERS' ASSOCIATION  
C - CONDOMINIUMS

NEIGHBORHOOD 5, DIAMOND FARMS			H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	CENSUS TRACT	CENSUS BLOCK
SINGLE FAMILY													
BRIDLEWOOD (FERNSHIRE HOMES)		ES 563			80	80		0	252			7008.05	501
DIAMOND COURTS		FT 121			200	200		0	630			7008.05	407 410 411 412 501
DIAMOND HOUSE		FT 122			1	1		0	3			7008.05	301
FERNSHIRE WOODS		ET 561			14	14		0	44			7008.05	501
GAME PRESERVE WOODS		FT 123			12	0		12	0	38		7007.06	905B
HIDDEN ORCHARDS		FT 121			23	23		0	72			7008.05	501
HUNTER'S TRACE		FT 121			33	33		0	104			7008.05	411
JOAN'S HILL		FT 122			8	8		0	25			7007.06	905A
LEAFY OVERLOOK		FT 122			3	3		0	9			7008.05	402
LONGDRAFT ESTATES		ES 563			40	40		0	126			7008.05	501
PHEASANT RUN		FT 122			152	152		0	479			7008.05	301 304 305 306 307 308 403 404 405
RELDA SQUARE		ET 561			68	68		0	214			7008.05	501
WEST RIDING		ET 561			105	105		0	331			7008.05	407 501
SUBTOTAL					739	727	0	12	2,290	38	2,328		
TOWNHOUSES													
BENNINGTON (ECHO DALE)	H	FT 122			296	296		0	857			7007.06	904 907 910
DIAMOND FARMS	H	FT 121			270	270		0	781			7008.05	101 102 501 503
DORSEY ESTATES	H	FT 122			49	49		0	142			7007.06	907
FERNSHIRE FARMS/COVENTRY	H	FS 123			342	342		0	990			7008.05	501
ORCHARD PLACE	H	FT 121			156	156		0	451			7008.05	101 103
PHEASANT RUN (DUPLEXES)	H	FT 122			64	64		0	185			7008.05	301 304 305 402
SUBTOTAL					1177	1177	0	0	3,406	0	3,406		
APARTMENTS													
DIAMOND SQUARE	R	FT 342			120	120		0	260			7007.06	914
ORCHARD POND	R	FT 122			747	743	4	0	1,610			7007.06	908 918 919
POTOMAC OAKS CONDOS	C	FT 121			540	539	1	0	1,168			7008.05	101 102
QUINCE ORCHARD CLUSTERS	R	FT 122			684	684		0	1,482			7008.05	204 301
SUBTOTAL					2,091	2,086	5	0	4,519	0	4,519		
NEIGHBORHOOD 5 TOTAL					4,007	3,990	5	12	10,216	38	10,253		

**CITY OF GAITHERSBURG  
FEBRUARY 1993  
DWELLING UNITS AND ESTIMATED POPULATION**

R - RENTAL  
H - HOMEOWNERS' ASSOCIATION  
C - CONDOMINIUMS

NEIGHBORHOOD 6, G-BURG NORTH		H	TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	CENSUS	CENSUS
		C	MAP	TOTAL	COMPL	USES	COMPL	POP	GROWTH	FUT POP	TRACT	BLOCK
<b>SINGLE FAMILY</b>												
SCATTERED @ WATKINS MILL RD.			FT 348 FU 341	3	3		0	9			7007.07	903A
SUBTOTAL				3	3	0	0	9	0	9		
<b>TOWNHOUSES</b>												
CARRIAGE HILL	H	FT 343		39	39		0	113			7007.07	903A
MONTGOMERY MEADOWS SEC. I	H	FT 343		158	158		0	457			7007.07	911 912
MONTGOMERY MEADOWS SEC. II	H	FU 341		207	207		0	599			7007.07	905
MONTGOMERY MEADOWS SEC. III (LAKEFOREST GLEN)	H	FU 341		93	76		17	220	49		7007.07	905
WOODLAND HILLS	H	FT 343		258	258		0	747			7007.07	903A 904
SUBTOTAL				755	738	0	17	2,136	49	2,185		
<b>APARTMENTS</b>												
HUNT CLUB	R	FT 343		336	333	3		721			7007.07	919A
MONTGOMERY KNOLLS	R	FT 343		210	210			455			7007.07	911
VILLAGE OVERLOOK (HYDE PARK)	C	FT 343		270	270			585			7007.07	903
WINDBROOKE CONDOS	C	FU 341		130	130			282			7007.07	903
SUBTOTAL				946	943	3	0	2,043	0	2,043		
<b>NEIGHBORHOOD 6 TOTAL</b>				1,704	1,684	3	17	4,188	49	4,237		

**CITY OF GAITHERSBURG  
FEBRUARY 1993  
DWELLING UNITS AND ESTIMATED POPULATION**

	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP
NEIGHBORHOOD 1	5,609	5,245	39	325	12,189	887	13,076
NEIGHBORHOOD 2	2,253	2,248	3	2	5,793	6	5,799
NEIGHBORHOOD 3	2,779	2,750	4	25	7,207	79	7,286
NEIGHBORHOOD 4	3,233	1,843	0	1,390	5,124	3,449	8,573
NEIGHBORHOOD 5	4,007	3,990	5	12	10,216	38	10,253
NEIGHBORHOOD 6	1,704	1,684	3	17	4,188	49	4,237
<b>OVERALL CITY TOTALS</b>	<b>19,585</b>	<b>17,760</b>	<b>54</b>	<b>1,771</b>	<b>44,717</b>	<b>4,508</b>	<b>49,224</b>

**COMPLETED DWELLING UNITS BY HOUSING TYPE**

	SINGLE FAMILY	TOWNHOUSES	APARTMENTS	OTHER	TOTAL
NEIGHBORHOOD 1	1,217	557	3,470	1	5,245
NEIGHBORHOOD 2	583	480	1,185	0	2,248
NEIGHBORHOOD 3	117	1,559	1,074	0	2,750
NEIGHBORHOOD 4	709	623	495	16	1,843
NEIGHBORHOOD 5	727	1,177	2,086	0	3,990
NEIGHBORHOOD 6	3	738	943	0	1,684
<b>TOTAL</b>	<b>3,356</b>	<b>5,134</b>	<b>9,253</b>	<b>17</b>	<b>17,760</b>

**HOUSING TYPE BY PERCENTAGE**

	CUR DU	% OF CUR DU TOTAL	FUT DU	% OF FUT DU TOTAL	UNIT TOTAL (COMPL & TO BE COMPL)	% OF UNIT TOTAL
SINGLE FAMILY UNITS	3,356	18.9 %	424	23.9 %	3,801	19.4 %
TOWNHOUSE UNITS	5,134	28.9 %	596	33.7 %	5,730	29.3 %
APARTMENT	9,253	52.1 %	596	33.7 %	9,882	50.5 %
OTHER	17	0.1 %	155	8.7 %	172	0.9 %
<b>TOTALS</b>	<b>17,760</b>	<b>100.0 %</b>	<b>1,771</b>	<b>100.0 %</b>	<b>19,585</b>	<b>100.0 %</b>

## **PURPOSE AND METHODOLOGY**

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg as of February 1993.

The number of dwelling units was gathered from a combination of sources: county tax records, approved site plans and record plats on file in the City Planning Department, county tax maps, aerials and phone verification, as well as field inspections conducted by the Planning staff. The Code Enforcement Department supplied information on building completion progress, and the Rental Housing Division confirmed the address and number of rental dwelling units.

Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. A multiplier of 3.15 people was used for single-family residences; 2.89 people for townhouses; 2.17 people per apartment unit; and 1 person per elderly dwelling unit and Kentlands urban cottages. These factors were computed using the 1990 Census results for the City of Gaithersburg and differ from the multipliers used countywide.

The statistics in this report are arranged by City planning neighborhood. The City was initially divided into six areas, or neighborhoods, as part of an open space study conducted by the City Department of Parks and Recreation in 1976-1978. Since then, this division of neighborhoods has served as a basis for orderly review in every aspect of City government, including land use and zoning actions.

This population/housing report is used by a great variety of committees, organizations and individuals for an ever-increasing number of purposes ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the Planning Department.

## CHART DEFINITIONS AND ABBREVIATIONS

**CENSUS BLOCK:** smallest area for which decennial census data are tabulated; bounded on all sides by visible features (roads, streams, railroad tracks) or non-visible boundaries (city limits).

**CENSUS TRACT:** a small, relatively permanent division of metropolitan areas delineated for purpose of presenting census data; are relatively homogeneous with respect to population characteristics and contain between 2500 to 8000 inhabitants; have visible and stable boundaries.

**CONDOMINIUM (C):** townhouses or apartments in which the units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. The purchaser has title to his interior space and undivided interest in the common space elements. Property is identified in a master deed and recorded on a plat with the local jurisdiction.

**CURRENT DWELLING UNIT (CUR DU):** a dwelling unit available for occupancy as of the date of this report.

**CURRENT POPULATION (CURRENT POP):** estimated population based on formula: 3.15 people per single family residence, 2.89 people per townhouse, 2.17 people per apartment and 1 person per unit for the elderly.

**FUTURE DWELLING UNIT (FUT DU):** a dwelling unit approved for construction or under construction as of the date of this report.

**HOMEOWNERS' ASSOCIATION (H):** a community association, other than condominium association, which is organized in a development in which individual owners share common interest in open space or facilities. Usually holds title to certain common property, manages and maintains common property and enforces certain covenants and restrictions. (Condominium Associations do not have title to the common property).

**NEIGHBORHOOD:** one of Gaithersburg's geographical areas first determined in the Open Space Master Plan by the Department of Parks and Recreation; the division serves as an efficient vehicle for updating the City Master Plan and other projects.

**OTHER USES:** houses and apartments used for purposes other than dwelling units, such as offices, beauty and barber shops, etc.

**PROJECTED FUTURE POPULATION (PROJECTED FUT POP):** total estimated population upon completion of all approved residential construction projects.

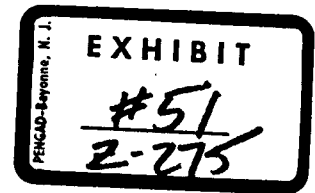
**PROJECTED GROWTH:** estimated population to be added when units approved for construction or under construction are completed and available for occupancy.

**TAX MAP:** maps created by the State Department of Assessment and Taxation-streams and roads controlled by planimetric maps compiled by M-NCPPC and U.S.G.S.; coordinates based on W.S.S.C. system; property lines compiled from deed descriptions and record plats.

**TO BE COMPLETED (TO BE COMPL):** dwelling units approved to be constructed, but not yet built.

**UNITS COMPLETED (UNITS COMPL):** completed dwelling units ready for occupancy.

**UNIT TOTAL:** combination of completed and to be completed dwelling units.



MEMO TO: Mayor and City Council and Planning Commission  
FROM: Clark M. Wagner, Planner *CW*  
SUBJECT: Trends in City's Housing Mix  
DATE: September 9, 1993

This memo is in response to the Council's request for an analysis of the number of townhouses in the City and the housing mix in general. Attached is a chronological chart of the City's housing mix containing all of the statistics that are being discussed in this memo.

In 1976 the City's housing mix was very heavily weighted toward multi-family units (66.7%). The number of single-family homes and townhouses were not far apart at 15.3% (SF) and 17.8% (TH). By the mid 1980's, the number single-family units increased very little, the townhouse portion increased to 24% and the percentage of multi-family units actually decreased. The Planning Commission released a "Housing Position Paper" in 1984 which established a housing policy that discouraged multi-family and townhouse construction and encouraged more single-family detached homes. However, in the late 1980's the single-family share of the City's housing stock dropped to 15.5%, the townhouse share increased to 32.2% and the multi-family share dropped to 52.2%. The existence of a large number of multi-family units prior to the 1970's and the construction of many townhouses during the seventies and eighties has permanently established a mix of housing in the City that, in terms of number of units, is dominated by multi-family and townhouse units.

Beginning in the late eighties, the townhouse trend reversed and a steady increase in the single family share of the City's housing stock began to occur. This change was triggered by the aforementioned 1984 housing policy. The reversal was primarily due to the annexation of the Saybrooke and Washingtonian Woods properties. However, in 1992 the City annexed 1100 multi-family units at the Asbury Methodist Village and the trend slightly faltered. Conversely, the trend for a reduction in the multi-family share was also off-set by the Asbury annexation, which added over a thousand multi-family units. Single family construction (up by 50%) outpaced townhouses (up by 10%) during the period from 1987 to 1993. Currently, 18.9% of the City's housing stock is in single-family dwellings, 28.9% are in townhouses and 52.1% are in multi-family dwellings.

There are a number of projects approved and currently under construction that will have a very slight effect on the housing mix. Following the completion of these projects in the next 3-5 years, single-family units will increase by 14% and occupy a 20.4% share; townhouses will increase by 7% and occupy a 29.2% share; and multi-family units will increase by 3% and occupy a 50.4% share of the total. These projects are listed as "in-line" on the attached chronology.



Currently under review are the Quince Orchard Corp. rezoning (100 SF and 360 townhouses\*), the Living Word rezoning (34 townhouses) and the Izaak Walton site plan (168 condos). Following build-out of these projects **as proposed**, single-family units will increase by 3% and occupy a 20.3% share; townhouses will increase by 7% and occupy a 30.2% share; and multi-family units will increase by 2% and occupy a 49.6% share of the total. If the units currently under review for the Quince Orchard Corporate property were built as **50% single-family detached, and 50% townhouses** per the Planning Commission's recommendation, the City's mix would not change drastically. The percentage of single-family units would go from 20.4% to 20.9% and the townhouse percentage would go from 29.2% to 29.5%.

In summation, the changes in the City's housing mix over the past 5 years have shown that single-family units have gained a larger share of the total number of units. However, one may get a perception when traveling throughout the City that a lot of townhouses have been constructed. This may be due in part to the fact that townhouse units are generally more visible due to their location along major roads and highways. Additionally, there are vacant, residentially zoned properties in the City that could provide opportunities for additional single-family units as opposed to townhouses.

\* These numbers could increase if the optional portion of the site develops as residential instead of office.

YEAR	HOUSING TYPE INCREASE	UNITS	PERCENT OF TOTAL
1976	Single-family	1,627	15.3% ✓
	Townhouses	1,897	17.8% ✓
	Multi-family	7,087	66.7% ✓
		10,611	
1984	Single-family	* Housing Position	16.4%
	Townhouses	Paper Published	24%
	Multi-family		59.6%
1987	Single-family	+621 (11 yrs)	2,248
	Townhouses	+2776 (11 yrs)	4,663
	Apartments	+461 (11 yrs)	7,548
			15.5% 32.2% 52.2%
1988	Single-family	+87	2,335
	Townhouses	+66	4,729
	Multi-family	-11	7,537
			16% 32.4% 51.6%
1989	No Information		
1990	Single-family	+503 (2 yrs)	2,838
	Townhouses	+242 (2 yrs)	4,971
	Multi-family	+167 (2 yrs)	7,704
			18.3% 32% 49.7%
1991	Single-family	+292	3,130
	Townhouses	+25	4,996
	Multi-family	+256	7,960
			19.5% 31.1% 49.5%

1992	Single-family	+85	3,215	18.5%	
	Townhouses	+89	5,085	29.3%	
	Multi-family	+1101	9,061	52.2%	
1993	Single-family	+141	3,356	18.9%	
	Townhouses	+49	5,134	28.9%	
	Multi-family	+192	9,253	52.1%	
In-Line	Single-family	+497	3,853	20.4%	217
	Townhouses	+382	5,516	29.2%	232
	Multi-family	+274	9,527	50.4%	112
Under Review	Single-family	+100	3,953	20.2%	
	Townhouses	+394	5,910	30.2%	
	Multi-family	+168	9,695	49.6%	

**In-Line residential development includes the following:**

Tech Park - 91 Single-family units  
 Kentlands - 328 Single-family units  
 Gateway Commons - 52 Single-family units  
 Washingtonian Woods, Sec. 10 - 26 Single-family units

497 Total SF units

Diamond Property - 31 Townhouses  
 Gateway Commons - 79 Townhouses  
 Kentlands - 175 Townhouses  
 Asbury - 97 Duplexes

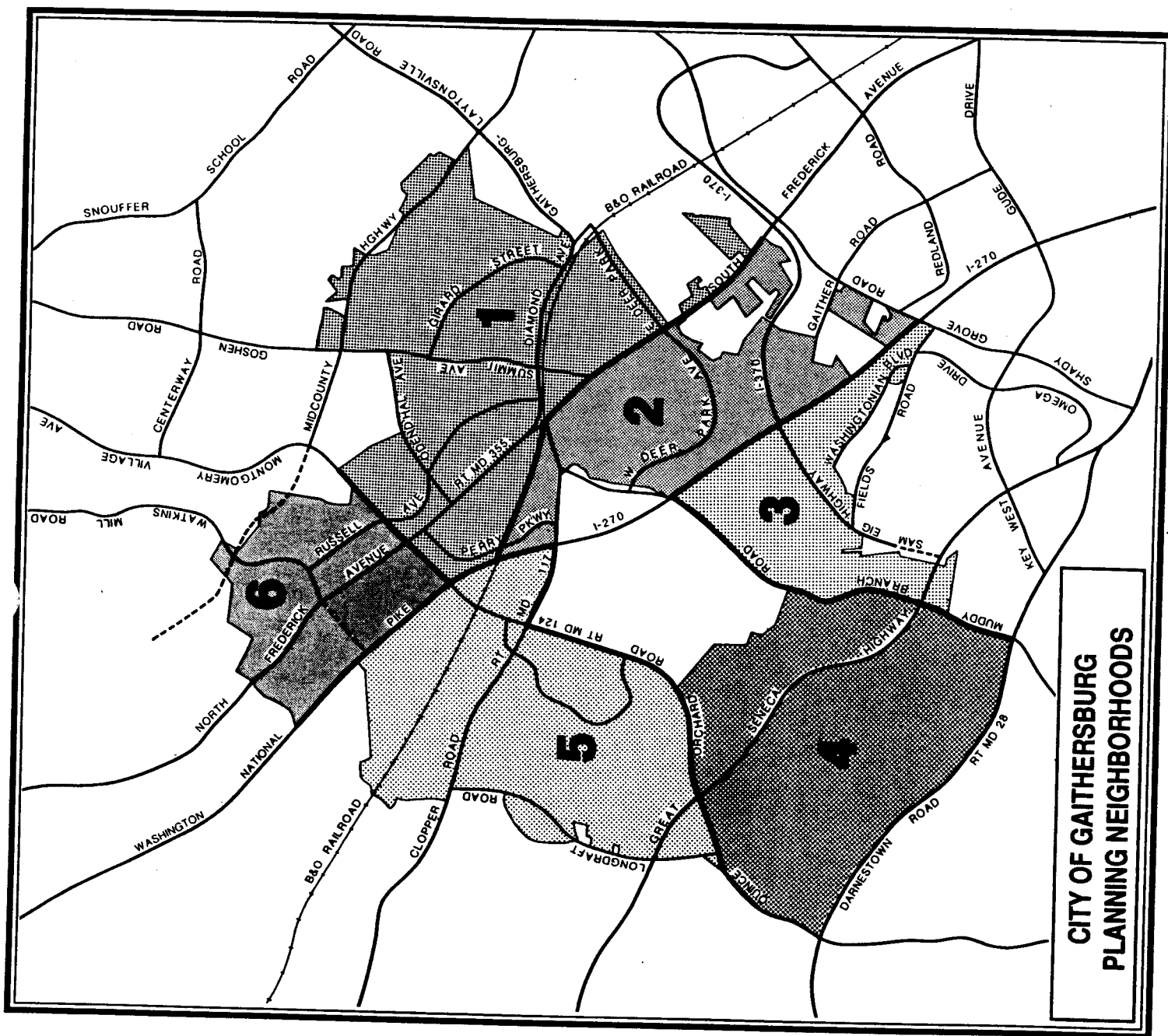
382 Total Townhouses

Wash. Woods, Sec. 9 - 118 Multi-family units  
 Kentlands - 156 Multi-family units

274 Total MF units

**Projects currently under review:**

Quince Orch. Corp. Park - 100-225 Single-family units, 360-485 Townhouses  
 Living Word Site - 34 Townhouses  
 Izaak Walton Site - 168 Multi-family units



**CITY OF GAITHERSBURG  
FEBRUARY 1993  
DWELLING UNITS AND ESTIMATED POPULATION**

R - RENTAL  
H - HOMEOWNERS' ASSOCIATION  
C - CONDOMINIUMS

NEIGHBORHOOD 1, OLDE TOWNE	H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	CENSUS TRACT	CENSUS BLOCK
<b>SINGLE FAMILY</b>											
DEER PARK/LYNPARK/BEANE WELLS-ROBERTSON HOUSE		FT 561	401	399		2	1,257	6		7007.04	101 102 103 104 105 106 107 108 109 110 111 203 210 301 302 303
EAST DIAMOND		FT 562	21	15	6	0	47	0		7007.08	906 908
GATEWAY COMMONS		FS 563	52	0		52	0	164		7007.04	205
REALTY PARK		FT 342	57	56	1	0	176	0		7007.07	108 928 107
RUSSELL & BROOKES ADDITION		FT 562	63	49	14	0	154	0		7007.07	101 104 105 106 914 913 924
SAYBROOKE VILLAGE		GT 122	416	416		0	1,311	0		7007.08	901A
SAYBROOKE II		FT 562	143	143		0	450	0		7007.08	901A
SAYBROOKE IV		GT 122	19	18		1	57	0		7007.08	901A
WALKER'S ADDITION		FT 562	28	28		0	88	0		7007.07	107 106
WHETSTONE RUN		FT 562	86	86		0	271	0		7007.08	901 902 909
SCATTERED*			7	7		0	22	0		7007.05	113 & 7007.04 303
SUBTOTAL			1,293	1,217	21	55	3,834	173	4,007		
<b>TOWNHOUSES</b>											
ASBURY VILLAS (DUPLEXES)		FT 342	97	0		97	0	281		7007.07	928
AUDUBON SQUARE (FALLBROOK)	H	FT 562	234	234		0	677	0		7007.08	906
CAROLANN COURTS CONDO	C	FT 562	24	24		0	69	0		7007.08	906
GATEWAY COMMONS		FS 563	83	4		79	12	229		7007.04	205
LEE AVENUE DUPLEXES		FT 562	4	4		0	12	0		7007.07	913
NEWPORT ESTATES SECTION I	C	FT 562	54	54		0	156	0		7007.08	901A
NEWPORT ESTATES SECTION II	C	FT 562	103	103		0	298	0		7007.08	901A
NEWPORT ESTATES SECTION III	C	FT 562	134	134		0	388	0		7007.08	910
SUBTOTAL			733	557	0	176	1,612	510	2122		
<b>APARTMENTS</b>											
ASBURY		FT 562	773	773		0	773	0		7007.07	924B
BROOK MANOR	R	FT 562	11	11		0	24	0		7007.07	101
CHESLINE	R	FT 341	22	22		0	48	0		7007.07	126

*This number  
had inadvertently  
been omitted  
last year*

CONTINUED ON NEXT PAGE

\* SCATTERED INCLUDES ST. MARTIN'S PARISH, 20 S. SUMMIT, AND 525, 529, 601, 607, 611 S. FREDERICK AVE.

**CITY OF GAITHERSBURG  
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<b>NEIGHBORHOOD 6 TOTAL</b>				<b>1,704</b>	<b>1,684</b>	<b>3</b>	<b>17</b>	<b>4,188</b>	<b>49</b>	<b>4,237</b>		

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FEBRUARY 1993  
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**HOUSING TYPE BY PERCENTAGE**

	CUR DU	% OF CUR DU TOTAL	FUT DU	% OF FUT DU TOTAL	UNIT TOTAL (COMPL & TO BE COMPL)	% OF UNIT TOTAL
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TOWNHOUSE UNITS	5,134	28.9 %	596	33.7 %	5,730	29.3 %
APARTMENT	9,253	52.1 %	596	33.7 %	9,882	50.5 %
OTHER	17	0.1 %	155	8.7 %	172	0.9 %
<b>TOTALS</b>	<b>17,760</b>	<b>100.0 %</b>	<b>1,771</b>	<b>100.0 %</b>	<b>19,585</b>	<b>100.0 %</b>

**CITY OF GAITHERSBURG  
FEBRUARY 1993  
DWELLING UNITS AND ESTIMATED POPULATION**

R - RENTAL  
H - HOMEOWNERS' ASSOCIATION  
C - CONDOMINIUMS

NEIGHBORHOOD4, KENTLANDS		H	TAX	UNIT	UNTS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	CENSUS	CENSUS
		C	MAP	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP	TRACT	BLOCK
<b>APARTMENTS</b>												
<b>KENTLANDS</b>												
BUZZUTO CONDOS (BEACON SQ)	C	ES 562	56	0			56	0	12		7008.06	105
GATEHOUSE COTTAGES		ES 562	12	0			12	0	26		7008.06	105
GATEHOUSE RETAIL		ES 562	3	0			3	0	6		7008.06	105
HILL DISTRICT I (KENDIRICK PL)	C	ES 563	84	83			1	180	2		7008.06	105
MID. AND UP. LAKE APTS. (SDP-4)		ES 563	24	0			24	0	52		7008.06	105
MIDTOWN*		ES 563	228	0			228	0	494		7008.06	105
ROKY GORGE (KENTLANDS RIDGE)	C	ES 563	60	0			60	0	130		7008.06	105
UPTOWN CONDOS	C	FS 123	90	90			0	195	0		7008.06	105
UPTOWN BUZZUTO APT. (BEACON SQ)R	FS 123		240	240			0	520	0		7008.06	105
KENTLANDS SUBTOTAL				797	413	0	384	895	832			
WASHINGTONIAN WOODS	R	FS 122	200	82			118	178	256		7008.06	105
SUBTOTAL				997	495	0	502	1,072	1,088	2,160		
<b>OTHER:</b>												
<b>KENTLANDS URBAN COTTAGES</b>												
SDP-1	H	ES 563	45	16			29	16	29			
SDP-2	H	ES 563	44	0			44	0	44		7008.06	105
SDP-4 (MIDDLE AND UPPER LAKE)		ES 563	31	0			31	0	31		7008.06	105
FUTURE SDP (MIDTOWN)		ES 563	51	0			51	0	51		7008.06	105
SUBTOTAL				171	16	0	155	16	155	171		
<b>NEIGHBORHOOD 4 TOTAL</b>				<b>3,233</b>	<b>1,843</b>	<b>0</b>	<b>1,390</b>	<b>5,124</b>	<b>3,449</b>	<b>8,573</b>		

\* KENTLANDS UNIT TYPE TOTALS SUBJECT TO FUTURE SCHEMATIC DEVELOPMENT PLAN APPROVALS.

**NOTE:**

"COTTAGES" ARE SINGLE FAMILY DETACHED DWELLINGS.

"URBAN COTTAGE" IS AN ACCESSORY APARTMENT ABOVE A GARAGE.

MIDTOWN FORECASTS CONSIST OF: 45% TOWNHOMES, 45% APARTMENTS AND 10% URBAN COTTAGES.

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R - RENTAL  
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NEIGHBORHOOD 5, DIAMOND FARMS		H C	TAX MAP	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	CENSUS TRACT	CENSUS BLOCK
SINGLE FAMILY												
BRIDLEWOOD (FERNSHIRE HOMES)			ES 563	80	80		0	252			7008.05	501
DIAMOND COURTS			FT 121	200	200		0	630			7008.05	407 410 411 412 501
DIAMOND HOUSE			FT 122	1	1		0	3			7008.05	301
FERNSHIRE WOODS			ET 561	14	14		0	44			7008.05	501
GAME PRESERVE WOODS			FT 123	12	0		12	0	38		7007.06	905B
HIDDEN ORCHARDS			FT 121	23	23		0	72			7008.05	501
HUNTER'S TRACE			FT 121	33	33		0	104			7008.05	411
JOAN'S HILL			FT 122	8	8		0	25			7007.06	905A
LEAFY OVERLOOK			FT 122	3	3		0	9			7008.05	402
LONGDRAFT ESTATES			ES 563	40	40		0	126			7008.05	501
PHEASANT RUN			FT 122	152	152		0	479			7008.05	301 304 305 306 307 308 403 404 405
RELDA SQUARE			ET 561	68	68		0	214			7008.05	501
WEST RIDING			ET 561	105	105		0	331			7008.05	407 501
SUBTOTAL				739	727	0	12	2,290	38	2,328		
TOWNHOUSES												
BENNINGTON (ECHO DALE)	H		FT 122	296	296		0	857			7007.06	904 907 910
DIAMOND FARMS	H		FT 121	270	270		0	781			7008.05	101 102 501 503
DORSEY ESTATES	H		FT 122	49	49		0	142			7007.06	907
FERNSHIRE FARMS/COVENTRY	H		FS 123	342	342		0	990			7008.05	501
ORCHARD PLACE	H		FT 121	156	156		0	451			7008.05	101 103
PHEASANT RUN (DUPLEXES)	H		FT 122	64	64		0	185			7008.05	301 304 305 402
SUBTOTAL				1177	1177	0	0	3,406	0	3,406		
APARTMENTS												
DIAMOND SQUARE	R		FT 342	120	120		0	260			7007.06	914
ORCHARD POND	R		FT 122	747	743	4	0	1,610			7007.06	908 918 919
POTOMAC OAKS CONDOS	C		FT 121	540	539	1	0	1,168			7008.05	101 102
QUINCE ORCHARD CLUSTERS	R		FT 122	684	684		0	1,482			7008.05	204 301
SUBTOTAL				2,091	2,086	5	0	4,519	0	4,519		
NEIGHBORHOOD 5 TOTAL				4,007	3,990	5	12	10,216	38	10,253		



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NEIGHBORHOOD 3, MUDDY BRANCH		H	TAX	UNIT	UNTS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	CENSUS	CENSUS
		C	MAP	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP	TRACT	BLOCK
<b>SINGLE FAMILY</b>												
MISSION HILLS			FS 341	52	27		25	85	79		7008.01	913
WASH. VILLAGE (CRESTFIELD)			FS 342	90	90		0	284	0		7008.01	906A
SUBTOTAL				142	117	0	25	369	79	447		
<b>TOWNHOUSES</b>												
BRIGHTON WEST I CONDOS	C	FS 343		49	49		0	142			7008.01	901A
BRIGHTON WEST II CONDOS	C	FS 343		46	46		0	133			7008.01	901A
BRIGHTON WEST III CONDOS	C	FS 343		49	49		0	142			7008.01	901A
BRIGHTON WEST IV CONDOS	C	FS 343		52	52		0	150			7008.01	901A
BRIGHTON WEST V CONDOS	C	FS 343		59	59		0	171			7008.01	901A
GREENS OF WARTHER CONDOS	C	FS 342		159	159		0	460			7008.01	909A
PARK SUMMIT	H	FS 343		323	323		0	935			7008.01	901A
SHADY GROVE VILLAGE I PAR B	H	FS 342		177	177		0	512			7008.01	904 907 908
SHADY GROVE VILLAGE II PAR 2	C	FS 342		122	122		0	353			7008.01	904 906
SHADY GROVE VILLAGE II PAR 3	C	FS 342		108	108		0	313			7008.01	904
SHADY GROVE VILLAGE III (TAX I.D. SECTION 2)	H	FS 342		80	80		0	232			7008.01	906
TOWNS OF WARTHER	H	FS 342		123	123		0	356			7008.01	909A
WASHINGTONIAN TOWNS	H	FS 342		212	212		0	614			7008.01	909A 912
SUBTOTAL				1,559	1,559	0	0	4,512	0	4,512		
<b>APARTMENTS</b>												
BRIGHTON VILLAGE	R	FS 343		600	596	4	0	1,291			7008.01	902 903
GOVERNOR'S SQUARE	R	FS 343		238	238		0	516			7008.01	901A
PARK SUMMIT CONDOMINIUMS	C	FS 343		72	72		0	156			7008.01	901A
SUBURBAN PARK	R	FS 342		168	168		0	364			7008.01	906A
SUBTOTAL				1,078	1,074	4	0	2,327	0	2,327		
<b>NEIGHBORHOOD 3 TOTAL</b>				2,779	2,750	4	25	7,207	79	7,286		

R - RENTAL  
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NEIGHBORHOOD4,KENTLANDS			H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	CENSUS TRACT	CENSUS BLOCK
<b>SINGLE FAMILY KENTLANDS</b>													
GATEHOUSE		ES 562			157	104		53	328	167		7008.06	105
HILL DISTRICT I		ES 563			2	2		0	6	0		7008.06	105
HILL DISTRICT II		ES 563			40	5		35	16	110		7008.06	105
HILL DISTRICT II COTTAGE		ES 563			1	0		1	0	3		7008.06	105
HILL DISTRICT III		ES 562			51	5		46	16	145		7008.06	105
HILL DISTRICT III COTTAGE		ES 562			19	8		11	25	35		7008.06	105
HILL DISTRICT IV		ES 562			73	0		73	0	230		7008.06	105
LOWER LAKE DISTRICT		ES 563			34	5		29	16	91		7008.06	105
MIDDLE AND UPPER LAKE (SDP-4)		ES 563			63	0		63	0	198		7008.06	105
OLD FARM PHASE I		ES 562			14	7		7	22	22		7008.06	105
OLD FARM PHASE I COTTAGE		ES 563			3	1		2	3	6		7008.06	105
OLD FARM PHASE II		ES 562			6	6		0	19	0		7008.06	105
OLD FARM PHASE III		ES 562			10	4		6	13	19		7008.06	105
OLD FARM PHASE III COTTAGE		ES 562			4	2		2	6	6		7008.06	105
KENTLANDS SUBTOTAL					477	149	0	328	469	1,033			
WASHINGTONIAN WOODS		FT 121			370	368		2	1,159	6		7008.06	105
WESTLEIGH		FS 121			192	192		0	605	0		7008.06	105A 106 107 108
SUBTOTAL					1,039	709	0	330	2,234	1,040	3,273		
<b>TOWNHOUSES</b>													
AMBERFIELD	H	FS 342			394	394		0	1,140	0		7008.06	105
<b>KENTLANDS</b>													
GATEHOUSE	H	ES 562			56	5		51	14	148		7008.06	105
HILL DISTRICT I	H	ES 563			26	26		0	75	0		7008.06	105
HILL DISTRICT II	H	ES 563			18	0		18	0	52		7008.06	105
HILL DISTRICT I (SDP)*	H	ES 563			6	0		6	0	17		7008.06	105
HILL DISTRICT IV	H	ES 563			24	0		24	0	69		7008.06	105
OLD FARM PHASE II	H	ES 562			7	7		0	20	0		7008.06	105
OLD FARM PHASE III	H	ES 562			23	20		3	58	9		7008.06	105
MIDDLE AND UPPER LAKE (SDP-4)	H	ES 562			21	0		21	0	61		7008.06	105
MIDTOWN*	H	ES 563			228	0		228	0	660		7008.06	105
ROCKY GORGE (KENTLANDS RIDGE)	H	ES 563			51	0		51	0	148		7008.06	105
UPTOWN	H	FS 123			6	5		1	14	3		7008.06	105
KENTLANDS SUBTOTAL					466	63	0	403	182	1,167			
THE ORCHARDS	H	ES 562			166	166		0	480	0		7008.06	105A 111
SUBTOTAL					1,026	623	0	403	1,802	1,167	2,969		

**CITY OF GAITHERSBURG  
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R - RENTAL  
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NEIGHBORHOOD 1, OLDE TOWNE		H	TAX	UNIT	UNTS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	CENSUS	CENSUS
		C	MAP	TOTAL	COMPL	USES	COMPL	POP	GROWTH	FUT POP	TRACT	BLOCK
CRESTWOOD TERRACE	R	FT 562	108	108			0	234	0		7007.08	906
DALAMAR	R	FT 342	120	120			0	260	0		7007.07	117
DEER PARK APARTMENTS	R	FT 562	22	22			0	48	0		7007.08	906
DEER PARK GARDENS	R	FT 561	40	38	2		0	82	0		7007.04	303
DIAMOND COURTS	R	FT 562	26	26			0	56	0		7007.08	906
DIAMOND OAK CONDOS	C	FT 562	36	36			0	78	0		7007.07	105
FOREST OAK/NAGEL	R	FT 562	11	11			0	24	0		7007.07	101
FOREST OAK TOWERS (ELDERLY)	R	FT 342	175	175			0	175	0		7007.07	929
FREESTATE	R	FT 342	16	16			0	35	0		7007.07	11
GAITHER HOUSE	R	FT 561	95	95			0	206	0		7007.04	303
HUNT	R	FT 561	5	5			0	11	0		7007.04	303
KING	R	FT 562	9	9			0	19	0		7007.07	102
LAKESIDE	R	FT 561	45	45			0	97	0		7007.04	303
LAR-KEN	R	FT 562	44	44			0	95	0		7007.08	906
LYN-BROOK/NAGEL	R	FT 562	8	8			0	17	0		7007.07	101
MONTGOMERY HOUSE	R	FT 561	50	50			0	108	0		7007.04	303
OLDE TOWNE (LEE STREET)	R	FT 561	126	126			0	273	0		7007.07	101 107 913
SAYBROOKE III (THE CHASE)	C	GT 122	252	252			0	546	0		7007.08	901A
SCHNEIDER/HOUSE	R	FT 342	33	31	2		0	67	0		7007.07	929
SEIDL	R	FT 562	11	11			0	24	0		7007.07	101
SPRING RIDGE (LAKEFOREST PL.)	R	FT 561	204	204			0	442	0		7007.08	904 906
STREAMSIDE EAST (FOREST WALK)	R	FT 562	237	237	0		0	513	0		7007.08	906
STREAMSIDE EAST (GOSHEN VIEW)	R	FT 562	182	179	3		0	388	0		7007.08	905 906
SUMMIT CREST	R	FT 562	232	231	1		0	500	0		7007.08	907 906
TY GWYN (CROWN)	R	FT 562	25	25			0	54	0		7007.08	906
VILLA RIDGE (VICTORY FARM)	C	FT 562	417	417			0	903	0		7007.08	906
WAYNE GARDENS	R	FT 561	23	23			0	50	0		7007.04	303
WELLS/KEATING (MILLS/NASH)	R	FT 561	18	8	10		0	17	0		7007.07	105
WHETSTONE	R	FT 342	102	102			0	221	0		7007.07	928
WHETSTONE TOWERS RUS/ODEND	C	FT 342	94	0			94	0	204		7007.07	928
WOODLAWN PARK	R	FT 342	44	44	0		0	95	0		7007.07	928
YOUNG (KING II)	R	FT 562	6	6			0	13	0		7007.07	102
SUBTOTAL			3,582	3,470	18	94		6,458	204	6,662		
<b>OTHER</b>												
ASBURY NURSING HOME		FT 562	1	1			0	285	0		7007.07	924B
SUBTOTAL			1	1	0	0		285	0	285		
<b>NEIGHBORHOOD 1 TOTAL</b>			<b>5,609</b>	<b>5,245</b>	<b>39</b>	<b>325</b>		<b>12,189</b>	<b>887</b>	<b>13,076</b>		

Totals are different from 1992 because:

1. Asbury was regrouped & the home was l.d.w. w/285 and the apartments were listed separately.
2. Also, one entry of future pop (2122) had been skipped last year!

**CITY OF GAITHERSBURG  
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R - RENTAL  
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NEIGHBORHOOD 2, BRIGHTON		H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	CENSUS TRACT	CENSUS BLOCK
<b>SINGLE FAMILY</b>												
BRIGHTON WOODS			FS 563	139	139		0	438			7007.05	201 302 303 304
BROWN'S ADDITION			FT 341	172	172		0	542			7007.05	103 104 105 106 201
											cont.	304 305 307
KRA-BAR GARDENS			FS 563	28	28		0	88			7007.05	201 302
LONDONDERRY/WATER'S WAY			FT 341	18	18		0	57			7007.07	118 304 305 306 307
MEEM'S ADDITION			FT 341	49	49		0	154			7007.07	103 110 111 116
OBSERVATORY HEIGHTS			FT 341	60	58		2	183			7007.05	103 107 119 201
ROSEMONT			FS 563	51	51		0	161			7007.05	401A 402 406 407
											cont.	408 410
SUNNYSIDE COURTS			FT 341	18	18		0	57			7007.05	304
SUMMIT HALL ESTATES			FT 341	32	32		0	101			7007.05	302 304
SUMMIT HALL-SUMMIT PARK			FT 561	16	16		0	50			7007.05	304 119 201
THOMAS ADDITION			FT 341	2	2		0	6			7007.05	201 304
SUBTOTAL				585	583	0	2	1,837	6	1,843		
<b>TOWNHOUSES</b>												
BRIGHTON EAST I CONDOS	C		FS 343	45	45		0	130			7007.05	312
BRIGHTON EAST II CONDOS	C		FS 343	69	69		0	200			7007.05	307 308
BRIGHTON EAST III CONDOS	C		FS 343	41	41		0	119			7007.05	307
CEDAR VILLAGE CONDOS	C		FS 563	45	45		0	130			7007.05	313
CASEY TOWNHOUSES (RENTALS)	R		FS 563	12	12		0	35			7007.05	301
DEER PARK PLACE	H		FS 343	145	145		0	420			7007.05	312
FOXWOOD	H		FT 341	112	112		0	324			7007.05	307
SPRINGHOLLOW	H		FT 341	11	11		0	32			7007.05	103
SUBTOTAL				480	480	0	0	1,389	0	1,389		
<b>APARTMENTS</b>												
DIAMOND HOUSE	R		FT 341	17	17		0	37			7007.05	103
EXECUTIVE GARDENS	R		FT 561	85	84	1	0	182			7007.05	103
FIRESIDE CONDOS	C		FS 343	258	258		0	559			7007.05	309 310 311 314 315
LILAC GARDENS CONDOS	C		FT 341	31	31		0	67			7007.05	103
ROSEDALE	R		FS 563	192	191	1	0	414			7007.05	407 410
SEIDL 49 W. DIAMOND AVE.	R		FT 341	35	35		0	76			7007.05	103
STRATFORD PLACE(ROSEANNE GAR)	R		FT 561	350	349	1	0	756			7007.05	201
SUMMIT HALL	R		FT 341	22	22		0	48			7007.05	103
WEST DEER PARK	R		FS 563	198	198		0	429			7007.05	202
SUBTOTAL				1,188	1,185	3	0	2,567	0	2,567		
<b>NEIGHBORHOOD 2 TOTAL</b>				<b>2,253</b>	<b>2,248</b>	<b>3</b>	<b>2</b>	<b>5,793</b>	<b>6</b>	<b>5,799</b>		